

EXHIBIT

11



November 18, 2014

LEITESS FRIEDBERG PC
10451 MILL RUN CIRCLE, SUITE 1000
BALTIMORE, MD 21117

RE: Submitted Transaction Successfully Recorded

Dear LEITESS FRIEDBERG PC:

Document Identification Number 2014100300379001 which was submitted for Recording on 11/10/2014, was successfully recorded on 11/18/2014 at 8:40 AM.

Below summarizes the status of these documents.

Documents and Recording & Endorsement Cover Pages Enclosed Herewith

2014100300379001

If you have any questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

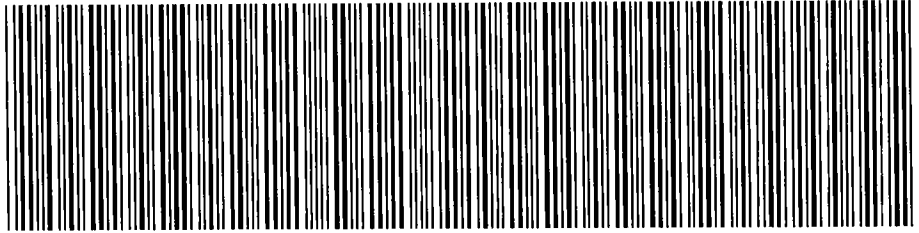
Thank you very much.

Sincerely,

City Register

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014100300379001001E1887

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2014100300379001

Document Date: 09-22-2014

Preparation Date: 10-03-2014

Document Type: ASGN OF ASGN OF L&R

Document Page Count: 4

PRESENTER:

LEITESS FRIEDBERG PC
10451 MILL RUN CIRCLE, SUITE 1000
BALTIMORE, MD 21117
443-471-2620
DAPO.LAWAL@LF-PC.COM

RETURN TO:

LEITESS FRIEDBERG PC
10451 MILL RUN CIRCLE, SUITE 1000
BALTIMORE, MD 21117
443-471-2620
DAPO.LAWAL@LF-PC.COM

Borough	Block	Lot	Unit	Address
BROOKLYN	3602	1002	Entire Lot	COMM 774 ROCKAWAY AVENUE
Property Type: COMMERCIAL CONDO UNIT(S)				

CROSS REFERENCE DATA

CRFN: 2008000413122

PARTIES

ASSIGNOR:

BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

ASSIGNEE:

ECP PROPERTY II LLC
4695 MACARTHUR COURT, SUITE 370
NEWPORT BEACH, CA 92660

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 11-18-2014 08:40

City Register File No.(CRFN):

2014000381710

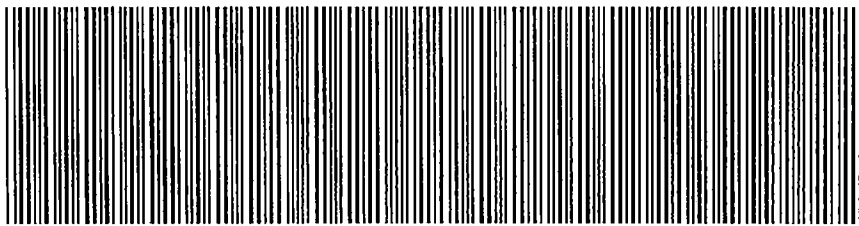


Annette McMill

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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PAGE 1 OF 5

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PRESENTER:

LEITESS FRIEDBERG PC
10451 MILL RUN CIRCLE, SUITE 1000
BALTIMORE, MD 21117
443-471-2620
DAPO.LAWAL@LF-PC.COM

RETURN TO:

LEITESS FRIEDBERG PC
10451 MILL RUN CIRCLE, SUITE 1000
BALTIMORE, MD 21117
443-471-2620
DAPO.LAWAL@LF-PC.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3602	1002	Entire Lot	COMM 774 ROCKAWAY AVENUE
Property Type: COMMERCIAL CONDO UNIT(S)				

CROSS REFERENCE DATA

CRFN: 2008000413122

PARTIES

ASSIGNOR:

BANCO POPULAR NORTH AMERICA
7900 MIAMI LAKES DRIVE WEST
MIAMI LAKES, FL 33016

ASSIGNEE:

ECP PROPERTY II LLC
4695 MACARTHUR COURT, SUITE 370
NEWPORT BEACH, CA 92660

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
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Exemption:

TAXES: County (Basic):	\$	0.00
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City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
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TASF:	\$	0.00
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MTA:	\$	0.00
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NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	57.00
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Affidavit Fee:	\$	0.00
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Filing Fee:

\$	0.00
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NYC Real Property Transfer Tax:

\$	0.00
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NYS Real Estate Transfer Tax:

\$	0.00
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This Instrument Prepared By:

Vivian de las Cuevas-Diaz, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

When Recorded Return To:

Leitess Friedberg PC
10451 Mill Run Circle, Suite 1000
Baltimore, MD 21117
Attn: Jeremy Friedberg, Esq.

Borough: Brooklyn
Block: 3602
Lot: 1002
County: Kings
Address: 774 Rockaway Avenue, Brooklyn, New York

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

This ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS (the "Assignment") is entered into this September 22, 2014, by and between **BANCO POPULAR NORTH AMERICA**, a New York state chartered commercial bank, having an address at 7900 Miami Lakes Drive West, Miami Lakes, Florida 33016 ("Assignor"), and **ECP PROPERTY II LLC**, a Delaware limited liability company, having an address 4695 MacArthur Court, Suite 370, Newport Beach, California 92660 ("Assignee").

Capitalized terms used herein but not otherwise defined shall have the meanings assigned thereto in the Loan Purchase and Sale Agreement executed by Assignor, as seller, and Assignee, as purchaser, dated as of September 3, 2014 (the "Loan Sale Agreement").

In consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby bargains, sells, conveys, assigns, and transfers unto Assignee without recourse, representation or warranty, all of its right, title and interest in and to that certain Assignment of Leases and Rents executed by Riverrock Nehemiah Realty LLC, a New York limited liability company in favor of Assignor, dated August 20, 2008, and recorded on October 21, 2008, in the Office of the City Register of City of New York under CFRN 2008000413122 (the "Assignment of Rents").

The Assignment of Rents encumbers those certain parcels of real property and all improvements thereon situated at 774 Rockaway Avenue, Brooklyn, New York, which property is more particularly described in the Loan Sale Agreement.

By separate and contemporaneous assignment, Assignor has assigned and conveyed to Assignee all of Assignor's right, title and interest in and to all indebtedness secured by the above Assignment of Rents, including all notes and any other instruments evidencing such indebtedness.

Assignor and Assignee Addresses:

Assignor: Banco Popular North America
7900 Miami Lakes Drive West
Miami Lakes, Florida 33016
Attn: Gary Walker
Telephone: (786) 953-1104
Facsimile: (305) 894-3244


Assignee: ECP Property II LLC
4695 MacArthur Court, Suite 370
Newport Beach, California 92660
Attn: Ravi Bhagavatula
Telephone: (949) 566-8100
Facsimile: (720) 836-6500

[SIGNATURE AND NOTARY PAGES FOLLOW]

In witness whereof, the parties have duly executed this Assignment as of the date set forth above.

ASSIGNOR:

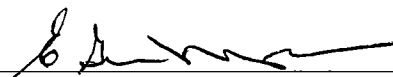
BANCO POPULAR NORTH AMERICA, a New York state chartered commercial bank

By: 
Name: Gary Walker
Title: Vice President

STATE OF FLORIDA

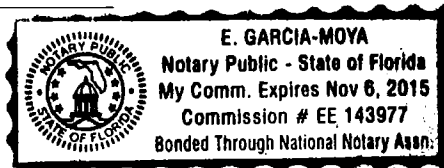
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 18 day of September, 2014, by Gary Walker as Vice President of Banco Popular North America, a New York state chartered commercial bank, on behalf of the bank. He is personally known to me or has produced _____ as identification.


Signature of Notary Public

Date Commission Expires:

E. Garcia-Moya
Printed Name of Notary



SEAL

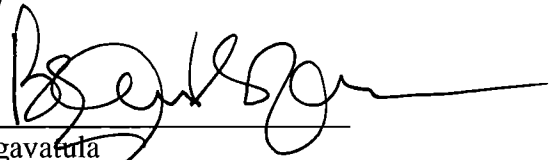
ASSIGNEE:

ECP PROPERTY II LLC, a Delaware limited liability company

By: _____

Name: Ravi Bhagavatula

Title: Authorized Signatory



STATE OF CALIFORNIA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22 day of September, 2014, by Ravi Bhagavatula, as authorized signatory of ECP PROPERTY II LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or has produced CALIFORNIA DRIVERS LICENSE as identification.

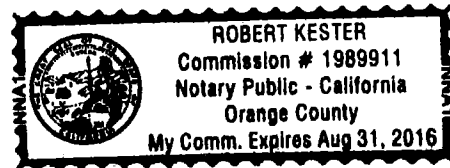


Signature of Notary Public

Date Commission Expires: 8/31/2016

ROBERT KESTER

Printed Name of Notary



SEAL